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05.13.2022

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services
Alvarado Transportation Center
100 1st SW
Albuquerque, NM 87102
Telephone: 505-924-3675
malnajjar@cabq.gov

Re: CHUZE Albuquerque
6600 Central Ave, SW
Albuquerque, NM 87121

Project Number: 21-6039-01
Permit Number: 2022-006777

Subject: Plan Check Correction List – Round 2

Dear Recipient:

We are writing in response to the review comments dated April 13, 2022 for the proposed CHUZE Fitness Coors and Central Albuquerque. We have addressed your comments as listed below.

ITEMS FROM CORRECTION LIST DATED 04/13/22:

1. List the number of parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking.
Response: 2.5 Spaces / 1,000 S.F. per GFA. IDO section 5-5 (C)(2) has been provided on sheet A001.
2. Provide shared parking agreement.
Response: Parking agreement between owner and tenant is provided on attached documents as part of the Executed lease documents.
3. Provide the dimension for all existing parking spaces, existing sidewalk, existing driveway entrance, and existing drive aisles.
Response: Dimensions for existing parking spaces, sidewalk, driveway entrance and drive aisles have been provided on sheet A001.
4. The minimum parking stall dimensions are:
Response: All existing parking space dimensions have been provided on Site Plan sheet A001.



<i>Type of parking</i>	<i>Min. Width</i>	<i>Min. Length</i>	<i>Min. Overhang</i>
<i>Standard</i>	8.5'	18'	2'
<i>Compact</i>	7.5'	15'	1.5'
<i>Motorcycle</i>	4'	8'	N/A
<i>ADA</i>	8.5'	18'	2'

5. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
Response: 8 foot and 5 foot accessible spaces have been provided, see sheets details 1 & 2 on sheet A002.A.
6. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Please call out detail and location of signs.
Response: A Note "Violators Are Subject to a Fine and/or Towing" has been added to detail 7 on sheet A002.A.
7. The ADA access aisles shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
Response: "NO PARKING" letters have been provided, see details 1 & 2 on sheet A002.A.
8. ADA curb ramps must be updated to current standards and have truncated domes installed.
Response: Truncated domes have been provided at specific path of travel locations, see details 6, 9, 10 & 12 on sheet A000.2.
9. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
Response: 6 New motorcycle spaces have been added to sheet A001. A note "Motorcycle spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the IDO".
10. All bicycle racks shall be designed according to the following guidelines:
 - a. The rack shall be a minimum 30 inches tall and 18 inches wide.
Response: A bike rack has been provided, see keynote 19 on sheet A001 and detail on 13/A002.A.
 - b. The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
Response: See keynote detail 13/A002.A
 - c. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
Response: See keynote 19 on sheet A001 and detail 13/A002.A
 - d. The rack allows varying bicycle frame sizes and styles to be attached.
Response: See detail 13 & 14/A002.A.
 - e. The user is not required to lift the bicycle onto the bicycle rack.
Response: See detail 13 & 14/A002.A.

- f. Each bicycle parking space is accessible without moving another bicycle.
Response: See detail 13 & 14/A002.A.
11. Bicycle racks shall be sturdy and anchored to a concrete pad.
Response: See detail 13 & 14/A002.A.
12. A 1-foot clear zone around the bicycle parking stall shall be provided.
Response: A 1-ft clear zone around bicycle parking stall has been provided, see detail 14/A002.A.
13. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
Response: A 6 foot and 2 foot wide bicycle parking space has been indicated, see detail 14/A002.A.
14. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
Response: Radii for passenger, delivery trucks and fire has been included in site plan sheet A001 and detail 2/A001.
15. Per the IDO, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
Response: Existing 6'-0" wide ADA accessible pedestrian pathway from Central Ave. to remain, see site plan sheet A001.
16. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
Response: A 6'-0" wide ADA accessible pedestrian pathway has been provided, see site plan sheet A001. Detail has been provided, see detail 2/A002.A.
17. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.
Response: Existing 6'-0" wide ADA accessible pathway from Central Ave. to remain, see sheet A001.
18. Please show on-site plan the entrance doors.
Response: Entrance doors have been indicated on the site plan sheet.
19. Curbing should be installed to delineate landscape, parking, and pedestrian ways and identify points of access. Please call out detail and location of barrier curb.
Response: Curbing at landscape, parking and pedestrian ways is all existing.
20. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way.; provide a copy of refuse approval.
Response: Refuse vehicle maneuvering will be contained on-site. A new trash enclosure location has been provided and submitted to City of Albuquerque Solid Waste Department for approval. #BP-2022-01930.
21. Provide a copy of Fire Marshal Approval.
Response: To be provided by Albuquerque Fire Rescue.
22. Please provide a sight distance exhibit.
Response: Intersection Site Distance and Mini Site Triangles have been provided, see sheet A001.

23. Show the Intersection Sight Distance (for Coors Blvd. SW) and add the following note to the plan: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle.

Response: A note "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle" has been added to sheet A001.

24. Please specify the City Standard Drawing Number when applicable.

Response: City standard drawing numbers have been specified where applicable.

25. Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing.

Response: A note, "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter" has been added to sheet A001, referencing city standard drawing 2415C.

26. Traffic Studies: See the Traffic Impact Study (TIS) threshold. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS from that state whether one is warranted. In some cases, a trip generation may be requested for determination. (Contact Matt Grush: mgrush@cabq.gov).

Response: A scoping form has been provided.

27. Please provide a letter of response for all comments given.

Response: Response letter has been provided.

Should you require any additional information regarding this matter, please contact me at 949-705-0730.

Thank you.

Sincerely,


Alicia Delgadillo
Associate

11.3. Intentionally Omitted.

12. COMMON AREA.

12.1. Maintenance and Repair.

Commencing on Delivery Date, and continuing thereafter throughout the Term, Tenant shall, at Tenant's sole cost and expense, maintain in good order, condition and repair the Common Area in compliance with the ECR. Tenant shall further, at its sole cost and expense, make any alterations, additions and/or improvements to the Common Area necessary to comply with present and future applicable governmental laws, ordinances, rules and regulations. If Tenant fails to maintain the Common Area as required by the terms and conditions of this Lease and the ECR within a reasonable period (such period not to be less than thirty (30) days, or such longer period of time as is reasonable under the circumstances so long as Tenant commences its repair within such 30-day period and thereafter diligently prosecutes same to completion) after Landlord has provided Tenant with written notice of such failure, then Landlord shall, at its option, have the right to delegate the maintenance and repair of the Common Area that Tenant has failed to maintain as required herein, to itself, or to any responsible third party, affiliated or non-affiliated, upon such terms as Landlord deems reasonably appropriate. If Landlord exercises such right, then Tenant shall pay any reasonable costs incurred by Landlord (including an administrative fee equal to ten percent (10%) of the costs) to perform Tenant's maintenance obligations as provided herein within thirty (30) days after written demand and presentation of paid invoices.

12.2. Payment by Tenant of Common Area Maintenance Costs.

Commencing on the Rent Commencement Date, and continuing thereafter throughout the Term, Tenant shall be responsible for payment of all Common Area Maintenance Costs pursuant to the ECR.

12.3. Grant of Non-Exclusive Rights in Common Area; Rules and Regulations.

Subject to the terms and conditions of **Exhibit E** and such other reasonable and nondiscriminatory rules and regulations as Landlord may from time to time promulgate with respect thereto, Landlord hereby grants to Tenant, and its employees, agents, contractors, invitees and licensees, the non-exclusive right to use the Common Area (in common with others who are permitted to use the Common Area pursuant to the ECR) during the Term for ingress and egress to and from the Premises and for automobile parking while on business with Tenant. Neither Landlord nor Tenant shall not use or permit the use of the Common Area for any other purpose.

12.4. Receiving and Deliveries.

All receiving of goods and materials at the Premises, all delivery of goods and merchandise to the Premises, and all removal of garbage and refuse from the Premises shall be made only by way of Tenant's rear service door, if any, or the service delivery facilities serving the Premises. Landlord hereby grants to Tenant and Tenant's employees, invitees and licensees, the exclusive right, during the Term, to use the service delivery facilities serving the Premises, subject to the terms and conditions of this Lease.

12.5. Tenant Parking.

Tenant shall not at any time permit the overnight parking of motor vehicles by its suppliers or vendors in the Parking Area. Landlord agrees that Tenant may, at Tenant's sole cost and expense and subject to Laws and the ECR, increase the number of parking spaces located behind the Premises by reconfiguring and/or reducing the landscaping areas currently located behind the Premises (the "Additional Parking").

12.6. No Changes to Shopping Center.

Except as may be required to comply with Laws and subject to the ECR, Landlord shall not, at any time, without Tenants' prior written consent, which shall not be unreasonably withheld, conditioned or delayed: (i) designate or change, alter, modify or improve any portion of the Shopping Center, Common Area and/or Parking Area, (ii) change the shape, size, location, number and extent of the

IN WITNESS WHEREOF, Landlord and Tenant have executed this Lease as of the date and year first above written.

TENANT:

RACHAS, INC.,
a California corporation
(FID # _____)

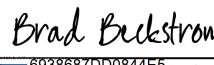
By: 

Name: Clary Brightwell

Title: President + CEO

LANDLORD:

UNITED SUPERMARKETS, L.L.C.,
a Texas limited liability company

By: 
DocuSigned by:
6938687DD0844E5
Authorized Signatory

FORM APPROVED: MH



City of Albuquerque

Planning Department

Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: Chuze Fitness Albuquerque

Building Permit #: PR-2022 006777 Hydrology File #: _____

Zone Atlas Page: K10 DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Tract 61A1, Town of Atrisco Grant, Unit 6

Development Street Address: 6100 Central Ave. SW, Albuquerque, NM 87121

Applicant: _____ **Contact:** ALICIA DELGADILLO

Address: 1011 CAMINO DEL RIO SOUTH, SUITE 350

Phone#: 8582657587 Fax#: _____

E-mail: ALICIA.DELGADILLO@MG2.COM

Development Information

Build out/Implementation Year: 1995 Current/Proposed Zoning: MX-M

Project Type: New: () Change of Use: (X) Same Use/Unchanged: () Same Use/Increased Activity: ()

Change of Zoning: ()

Proposed Use (mark all that apply): Residential: () Office: (X) Retail: () Mixed-Use: ()

Describe development and Uses:

Tenant improvement of existing building. A New Chuze fitness center with an updated front entry to be built along with ADA site upgrades and a new trash enclosure.

_____ Days
and Hours of Operation (if known): M-S from 7:00am-10pm

Facility

Building Size (sq. ft.): 50,845

Number of Residential Units: 0

Number of Commercial Units: 0

Traffic Considerations

ITE Trip Generation Land Use Code _____

Expected Number of Daily Visitors/Patrons (if known):* 300 Visitors

Expected Number of Employees (if known):* 15 Daily

Expected Number of Delivery Trucks/Buses per Day (if known):* 1 Small Truck a Week

Trip Generations during PM/AM Peak Hour (if known):*

Driveway(s) Located on: Central Ave. and Coors Blvd.

Adjacent Roadway(s) Posted Speed: Central Ave. & Coors Blvd. 45 MPH
Posted Speed Street Name
Posted Speed

** If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required.)* **Roadway**

Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Major Street Corridor Area, Within 1,320 Feet of Main Street Corridor Area, Within 1,320 Feet of Premium Transit.
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: South West Mesa and West Route 66 Center.
(urban center, employment center, activity center, etc.)

Jurisdiction of roadway (NMDOT, City, County): City of Albuquerque

Adjacent Roadway(s) Traffic Volume: 16,727 Volume-to-Capacity Ratio (v/c): 0.0-0.25
(if applicable)

Adjacent Transit Service(s): ABQ Ride Nearest Transit Stop(s): Central Ave. & Coors Blvd.

Is site within 660 feet of Premium Transit?: Yes

Current/Proposed Bicycle Infrastructure: Existing bike lane on Central Ave. and Coors Blvd. Proposed bike lane on Coors Blvd.
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Existing

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: See GIS map.

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to 81)

TIS Determination

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [] No []

Thresholds Met? Yes [] No []

Mitigating Reasons for Not Requiring TIS: Previously Studied: []

Notes:

TRAFFIC ENGINEER

DATE

Submittal

The Scoping Form must be submitted as part of a Traffic Circulation Layout submittal, DRB application for site plan approval, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to plndrs@cabq.gov and to the City Traffic Engineer mgrush@cabq.gov. Call 924-3362 for information.

Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([*check MRCOG Bikeways and Trails in the 2040 MTP map*](#))
4. Location of nearby multi-use trails, if applicable ([*check MRCOG Bikeways and Trails in the 2040 MTP map*](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify volume to capacity (v/c) ratio on this form.